

Church Lane, Normanton WF6 1AZ

welcome to

Church Lane, Normanton

STEP INSIDE! This 3 bedroom End Terrace home offers original character features and AMPLE LIVING ACCOMODATION. This much loved family home offers lots of potential and is a must see. A must see!! Call us to view 01977 512628













Entrance Porch

Door to front elevation

Entrance Hall

with door and window to the rear. Under stairs cupboard leading to cellar

Cellar

has power and lighting

Lounge

14' 3" max x 15' max (4.34m max x 4.57m max) window to front. Gas central heating radiaor and log burner

Dining Room

13' 5" $\max x$ 15' 2" $\max (4.09m \max x 4.62m \max)$ box bay window to the front, central heating radiator and gas fire

Kitchen

Irregular Shaped Room 12' 9" max x 13' 3" max (3.89m max x 4.04m)

comprising of a fitted kitchen with a range of both wall and base units with complimentary granite work surfaces over. Includes a sink and drainer, a free standing cooker, plumbing for a washing machine. Also includes a cupboard housing the gas central heating boiler and a double glazed window to the front aspect.

Landing

window to the rear with gas central heating radiator and loft access

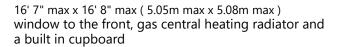
Bedroom One

14' 5" max x 15' 2" max (4.39m max x 4.62m max) window to the front and two radiators

Bedroom Two

15' 4" $\max x$ 14' $\max (4.67m \max x 4.27m \max)$ Box bay window to front and a gas central heating radiator

Bedroom Three



Shower Room

A fitted bathroom suite comprising of wash hand basin, wc and a shower cubicle.

Also has a heated towel rail and a window to the rear

Exterior

Having a front enclosed garden with astro turf, slate chips and decking. Also has an outside tap. To the rear is a block paved driveway with double gates and shed with a low maintenance pebbled yard





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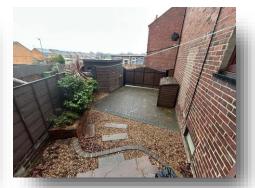
- 3 Bedrooms
- **Original Character Features**
- **Popular Location**
- **Ample Living Accomodation**
- **Great Family Home**

Tenure: Freehold EPC Rating: D

£220,000







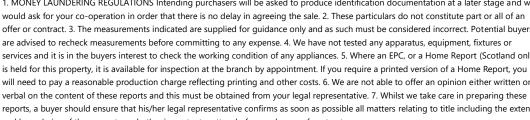


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113427



Property Ref: CAF113427 - 0012 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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